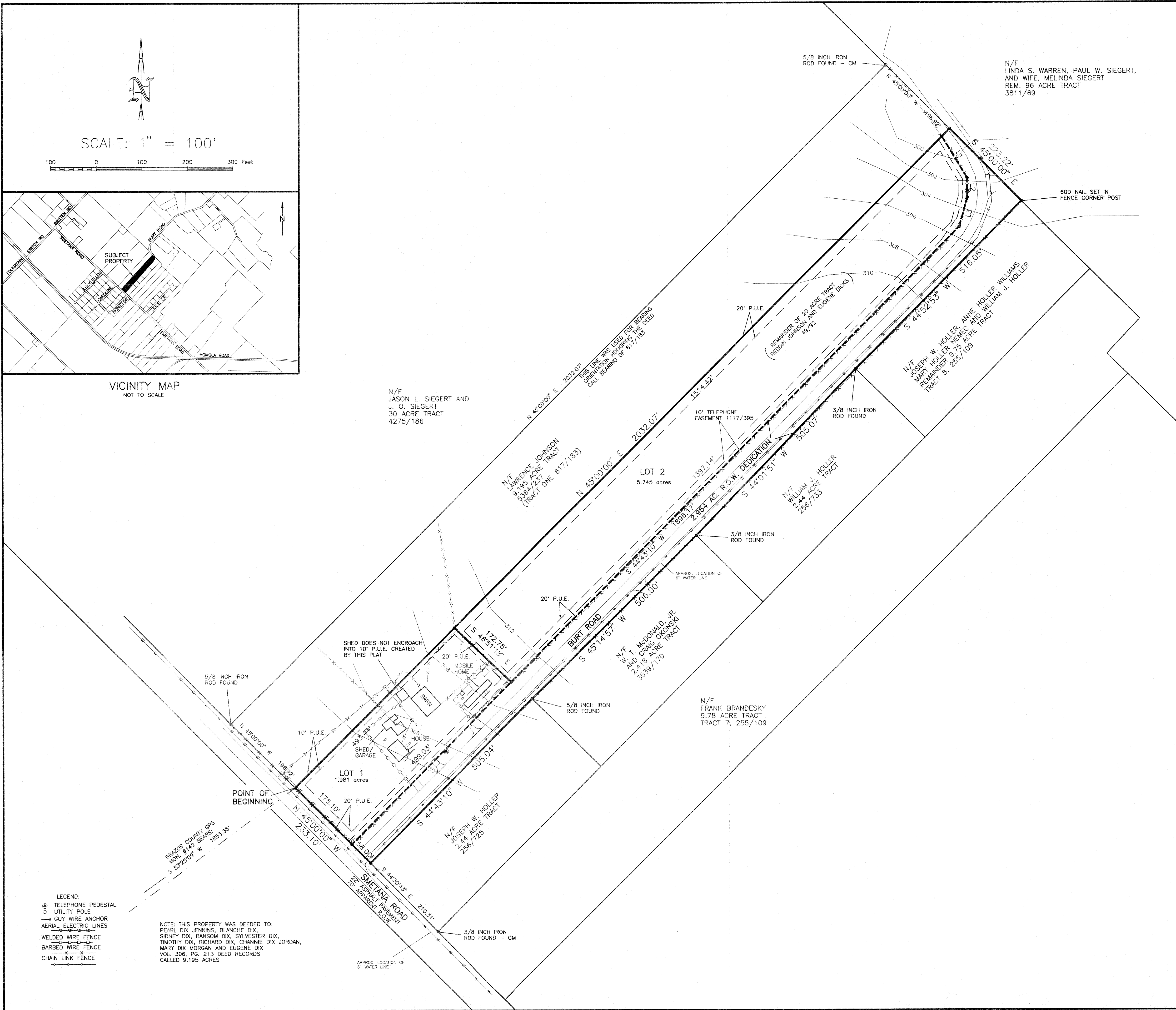


VICINITY MAP
NOT TO SCALE



METES AND BOUNDS DESCRIPTION
OF A
10.68 ACRE TRACT
JOHN WILLIAMS LEAGUE, A-237
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN WILLIAMS LEAGUE, ABSTRACT NO. 237, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 20 ACRE TRACT AS DESCRIBED BY A DEED TO REDDIN JOHNSON AND EUGENE DICKS RECORDED IN VOLUME 49, PAGE 92 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SMETANA ROAD MARKING THE WEST CORNER OF A CALLED 9.195 ACRE TRACT AS DESCRIBED BY A DEED TO LAWRENCE JOHNSON RECORDED IN VOLUME 5364, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID 9.195 ACRE TRACT BEING FURTHER DESCRIBED AS TRACT ONE IN VOLUME 617, PAGE 181 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS; SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 30 ACRE TRACT AS DESCRIBED BY A DEED TO JASON L. SIEGERT AND J. O. SIEGERT RECORDED IN VOLUME 4275, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID IRON ROD FOUND MARKING THE ORIGINAL WEST CORNER OF SAID 20 ACRE TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 9.195 ACRE TRACT, SAME BEING THE ORIGINAL NORTH CORNER OF SAID 20 ACRE TRACT, BEARS: N 45° 00' 00" E FOR A DISTANCE OF 2032.07 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF 617/183);

THENCE: S 45° 00' 00" E ALONG THE NORTHEAST LINE OF SMETANA ROAD FOR A DISTANCE OF 196.92 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID 9.195 ACRE TRACT AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 45° 00' 00" E THROUGH SAID 20 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF SAID 9.195 ACRE TRACT, AT 2007.70 FEET PASS A 5/8 INCH IRON ROD SET IN THE FENCED SOUTHWEST LINE OF BURT LANE, CONTINUE ON FOR A TOTAL DISTANCE OF 2032.07 FEET TO A POINT ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 86 ACRE TRACT AS DESCRIBED BY A DEED TO LINDA S. WARREN, PAUL W. SIEGERT AND WIFE, MELINDA SIEGERT, RECORDED IN VOLUME 3811, PAGE 69 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID POINT MARKING THE EAST CORNER OF SAID 9.195 ACRE TRACT, FOR REFERENCE THE AFOREMENTIONED 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 9.195 ACRE TRACT BEARS: N 45° 00' 00" W FOR A DISTANCE OF 196.92 FEET;

THENCE: S 45° 00' 00" E ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID REMAINDER OF 96 ACRE TRACT FOR A DISTANCE OF 223.22 FEET TO A 600 NAIL SET IN A FENCE POST FOUND MARKING THE NORTH CORNER OF THE REMAINDER OF A CALLED 9.75 ACRE TRACT DESCRIBED AS TRACT B BY A DEED TO JOSEPH W. HOLLER, ANNE HOLLER WILLIAMS, MARY HOLLER NEMEC AND WILLIAM J. HOLLER, RECORDED IN VOLUME 255, PAGE 109 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 52' 53" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID REMAINDER OF 9.75 ACRE TRACT, SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 516.05 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID REMAINDER OF 9.75 ACRE TRACT AND THE NORTH CORNER OF A CALLED 2.44 ACRE TRACT AS DESCRIBED BY A DEED TO WILLIAM J. HOLLER RECORDED IN VOLUME 256, PAGE 733 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 01' 51" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.44 ACRE TRACT (256/733), SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 505.07 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 2.44 ACRE TRACT (256/733) AND THE NORTH CORNER OF A CALLED 2.418 ACRE TRACT AS DESCRIBED BY A DEED TO W. J. McDONALD, JR. AND GRAD OKONSKI RECORDED IN VOLUME 3539, PAGE 170 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 45° 14' 57" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.418 ACRE TRACT, SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 506.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 2.418 ACRE TRACT AND THE NORTH CORNER OF A CALLED 2.44 ACRE TRACT AS DESCRIBED BY A DEED TO JOSEPH W. HOLLER RECORDED IN VOLUME 256, PAGE 725 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 43' 10" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.44 ACRE TRACT (256/725), SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 505.04 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF SMETANA ROAD MARKING THE WEST CORNER OF SAID 2.44 ACRE TRACT (256/725) AND THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 45° 00' 00" W ALONG THE NORTHEAST LINE OF SMETANA ROAD FOR A DISTANCE OF 233.10 FEET TO THE POINT OF BEGINNING CONTAINING 10.68 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER, 2003.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF'S) MUST COMPLY WITH COUNTY AND STATE REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
3. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCR OACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
4. FAIRVIEW-SMETANA (WELLBORN S.U.D.) WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. THERE SHALL BE A 25' SETBACK LINES ALONG SMETANA ROAD AND BURT LANE. SUBJECT PROPERTY NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.F.R.M. MAPS, COMMUNITY PANEL NO. 48041C0150 C, DATED JULY 2, 1992.
7. CONTOURS SHOWN HEREON ARE SCALED, OVERLAIN AND INTERPOLATED FROM THE CORRESPONDING QUAD MAP FOR THE SUBJECT PROPERTY.
8. P.U.E. - PUBLIC UTILITY EASEMENT

JUL 14 2005

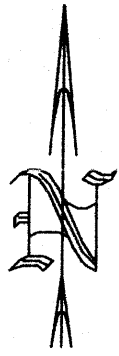
PRELIMINARY PLAN OF BURT ROAD ESTATES 10.68 ACRES JOHN WILLIAMS LEAGUE, A-237 BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: OCT. 2003
PLAT DATE: 03-25-06

JOB NUMBER: 06-005
CAD NAME: 06-005P
CR5 FILE: 03-06958

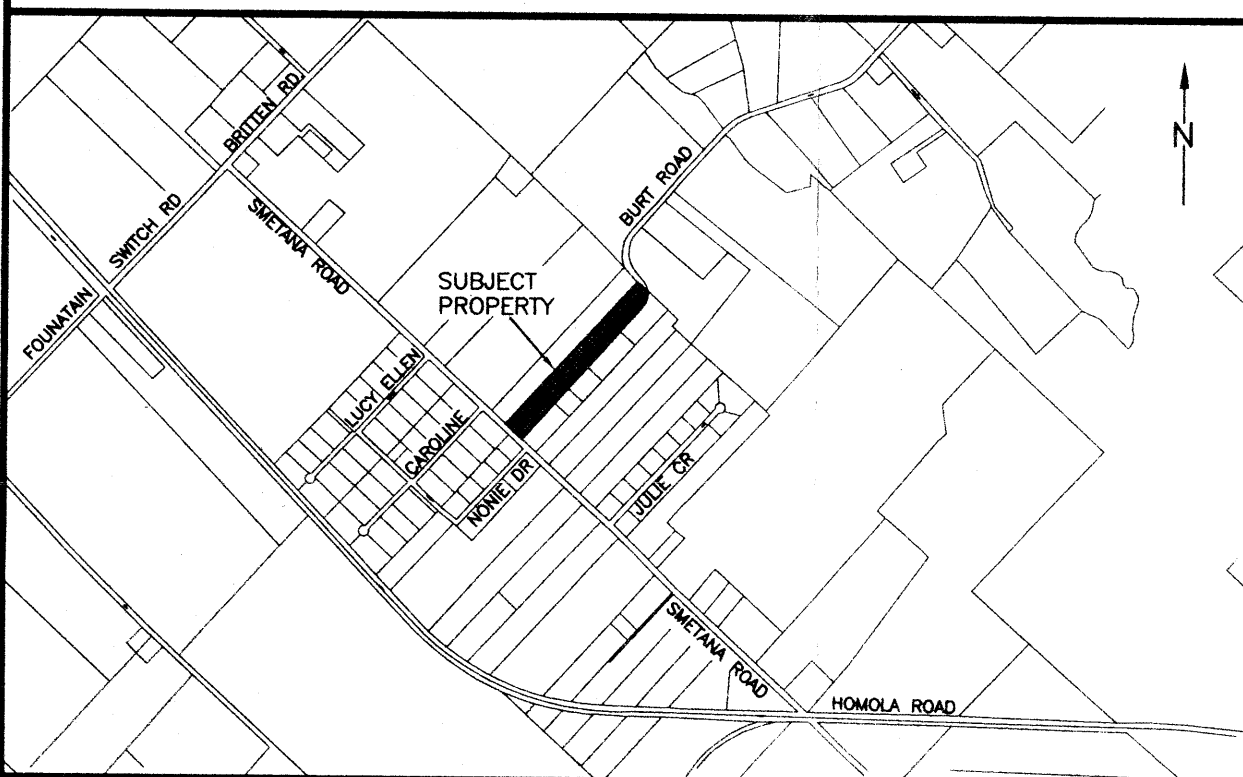
PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: JOHN EDWARD DOE
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195



SCALE: 1" = 100'

100 0 100 200 300 Feet



VICINITY MAP
NOT TO SCALE

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2006.

Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Planning Administrator, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

City Engineer, City of Bryan

N/F JASON L. SIEGERT AND
J. O. SIEGERT
30 ACRE TRACT
4275/186

N/F LAWRENCE JOHNSON
9.195 ACRE TRACT
5367/237
(TRACT ONE 617/183)

LOT 2
5.745 acres

N/F WILLIAM J. HOLLER
REMAINDER 9.75 ACRE TRACT
256/733

N/F W.T. McDONALD, JR.
AND CRAIG OKONSKI
2.44 ACRE TRACT
3539/170

N/F FRANK BRANDESKY
9.78 ACRE TRACT
TRACT 7, 255/109

BRAZOS COUNTY GPS
MON. #142 BEARS
S 53°25'09" W - 1853.35'

POINT OF
BEGINNING

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 2006, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 1 and 2, Burt Road Estates, do hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2006.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the _____ day of _____, 2006.
Signed this _____ day of _____, 2006.

County Judge, Brazos County, Texas

NOTE: THIS PROPERTY WAS DEEDED TO:
PEARL DIX JENKINS, BLANCHE DIX,
SNEY DIX, RANSOM J. SYLVESTER DIX,
TIMOTHY DIX, RICHARD DIX, CHANNIE DIX JORDAN,
MARY DIX MORGAN AND EUGENE DIX
VOL. 106, PG. 213 DEED RECORDS
CALLED 9.195 ACRES

METES AND BOUNDS DESCRIPTION
OF A
10.68 ACRE TRACT
JOHN WILLIAMS LEAGUE, A-237
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN WILLIAMS LEAGUE, ABSTRACT NO. 237, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 20 ACRE TRACT AS DESCRIBED BY A DEED TO REDDIN JOHNSON AND EUGENE DICKS RECORDED IN VOLUME 49, PAGE 92 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SMETANA ROAD MARKING THE WEST CORNER OF A CALLED 9.195 ACRE TRACT AS DESCRIBED BY A DEED TO LAWRENCE JOHNSON RECORDED IN VOLUME 5364, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 9.195 ACRE TRACT BEING FURTHER DESCRIBED AS TRACT ONE IN VOLUME 617, PAGE 183 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 30 ACRE TRACT AS DESCRIBED BY A DEED TO JASON L. SIEGERT AND J. O. SIEGERT RECORDED IN VOLUME 4275, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE ORIGINAL WEST CORNER OF SAID 20 ACRE TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 9.195 ACRE TRACT, SAME BEING THE ORIGINAL NORTH CORNER OF SAID 20 ACRE TRACT, BEARS: N 45° 00' 00" E FOR A DISTANCE OF 2032.07 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF 617/183);

THENCE: S 45° 00' 00" E ALONG THE NORTHEAST LINE OF SMETANA ROAD FOR A DISTANCE OF 196.92 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID 9.195 ACRE TRACT AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 45° 00' 00" E THROUGH SAID 20 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF SAID 9.195 ACRE TRACT, AT 2007.70 FEET PASS A 5/8 INCH IRON ROD SET IN THE FENCED SOUTHWEST LINE OF BURT LANE, CONTINUE ON FOR A TOTAL DISTANCE OF 2032.07 FEET TO A POINT ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 96 ACRE TRACT AS DESCRIBED BY A DEED TO LINDA S. WARREN, PAUL W. SIEGERT AND WIFE, MELINDA SIEGERT, RECORDED IN VOLUME 3811, PAGE 69 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID POINT MARKING THE EAST CORNER OF SAID 9.195 ACRE TRACT, FOR REFERENCE THE AFOREMENTIONED 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 9.195 ACRE TRACT BEARS: N 45° 00' 00" W FOR A DISTANCE OF 196.92 FEET;

THENCE: S 45° 00' 00" E ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID REMAINDER OF 96 ACRE TRACT FOR A DISTANCE OF 223.22 FEET TO A 60D NAIL SET IN A FENCE POST MARKING THE NORTH CORNER OF THE REMAINDER OF A CALLED 9.75 ACRE TRACT DESCRIBED AS TRACT B BY A DEED TO JOSEPH W. HOLLER, ANNE HOLLER WILLIAMS, MARY HOLLER NEMEC AND WILLIAM J. HOLLER, RECORDED IN VOLUME 255, PAGE 103 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 52' 53" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID REMAINDER OF 9.75 ACRE TRACT, SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 516.05 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID REMAINDER OF 9.75 ACRE TRACT AND THE NORTH CORNER OF A CALLED 2.44 ACRE TRACT AS DESCRIBED BY A DEED TO WILLIAM J. HOLLER RECORDED IN VOLUME 256, PAGE 733 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 01' 51" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.44 ACRE TRACT (256/733), SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 505.07 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 2.44 ACRE TRACT (256/733) AND THE NORTH CORNER OF A CALLED 2.44 ACRE TRACT AS DESCRIBED BY A DEED TO W. T. McDONALD, JR. AND CRAIG OKONSKI RECORDED IN VOLUME 3539, PAGE 170 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 45° 14' 57" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.418 ACRE TRACT, SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 505.04 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 2.418 ACRE TRACT AND THE NORTH CORNER OF A CALLED 2.44 ACRE TRACT AS DESCRIBED BY A DEED TO JOSEPH W. HOLLER RECORDED IN VOLUME 256, PAGE 725 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 43' 10" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.44 ACRE TRACT (256/725), SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 505.04 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF SMETANA ROAD MARKING THE WEST CORNER OF SAID 2.44 ACRE TRACT (256/725) AND THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 45° 00' 00" W ALONG THE NORTHEAST LINE OF SMETANA ROAD FOR A DISTANCE OF 233.10 FEET TO THE POINT OF BEGINNING CONTAINING 10.68 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER, 2003.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
3. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
4. FAIRVIEW-SMETANA (WELLSBORO S.U.D.) WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. THERE SHALL BE A 25' SETBACK LINES ALONG SMETANA ROAD AND BURT LANE. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0150 C, DATED JULY 2, 1992.
7. P.U.E. - PUBLIC UTILITY EASEMENT

JUL 14 2005

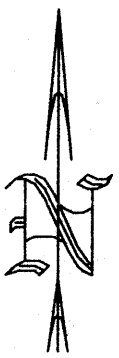
FINAL PLAT
OF
BURT ROAD ESTATES
10.68 ACRES
JOHN WILLIAMS LEAGUE, A-237
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: OCT. 2003
PLAT DATE: 03-25-06

JOB NUMBER: 06-005
CAD NAME: 06-005F
CR5 FILE: 03-0695B

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: JOHN EDWARD DOE
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195



SCALE: 1" = 10'

10 0 10 20 30 Feet

- LEGEND:
- ▲ A/C
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ UTILITY POLE
 - ⊙ WATER METER
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - CHAIN LINK FENCE
 - CONCRETE

LOT 1, BLOCK 1
TAHOE APARTMENTS
PLAT 503/195

METES AND BOUNDS DESCRIPTION
OF A
0.344 ACRE TRACT
RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING
SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY,
TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND CALLED 0.345 ACRES AS DESCRIBED BY A
DEED TO EAST COLOR, INC., RECORDED IN VOLUME 1826, PAGE 110 OF THE OFFICIAL PUBLIC
RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE WESTERLY LINE OF E. 29TH STREET
MARKING THE NORTHEAST CORNER OF SAID 0.345 ACRE TRACT AND THE SOUTHEAST CORNER
OF ANOTHER CALLED 0.345 ACRE TRACT AS DESCRIBED BY A DEED TO JAMES C. BRUNSON AND
WILLIAM O. BRUNSON RECORDED IN VOLUME 1236, PAGE 625 OF THE OFFICIAL RECORDS OF
BRAZOS COUNTY, TEXAS;

THENCE: S 16° 13' 07" E ALONG THE WESTERLY LINE OF E. 29TH STREET FOR A DISTANCE OF
99.85 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID FIRST
0.345 ACRE TRACT AND A NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, TAHOE APARTMENTS,
ACCORDING TO THE PLAT RECORDED IN VOLUME 503, PAGE 195 OF THE DEED RECORDS OF
BRAZOS COUNTY, TEXAS;

THENCE: S 73° 46' 00" W ALONG THE COMMON LINE OF SAID FIRST 0.345 ACRE TRACT AND
SAID LOT 1 FOR A DISTANCE OF 150.09 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE
SOUTHWEST CORNER OF SAID FIRST 0.345 ACRE TRACT AND AN INTERIOR CORNER OF SAID LOT
1;

THENCE: N 16° 06' 31" W CONTINUING ALONG THE COMMON LINE OF SAID FIRST 0.345 ACRE
TRACT AND SAID LOT 1 FOR A DISTANCE OF 99.76 FEET TO A 1/2 INCH IRON ROD FOUND
MARKING THE COMMON CORNER OF SAID FIRST AND SECOND CALLED 0.345 ACRE TRACTS;

THENCE: N 73° 44' 00" E ALONG THE COMMON LINE OF SAID 0.345 ACRE TRACTS FOR A
DISTANCE OF 149.90 FEET TO THE POINT OF BEGINNING CONTAINING 0.344 OF AN ACRE OF
LAND AS SURVEYED ON THE GROUND JUNE 2006. THIS LINE WAS USED FOR BEARING
ORIENTATION HONORING THE DEED CALL BEARING OF FIRST SAID 0.345 ACRE TRACT, 1826/110.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

N/F
JAMES C. BRUNSON AND
WILLIAM O. BRUNSON
0.345 ACRE TRACT
1236/625
(NOT PLATTED)

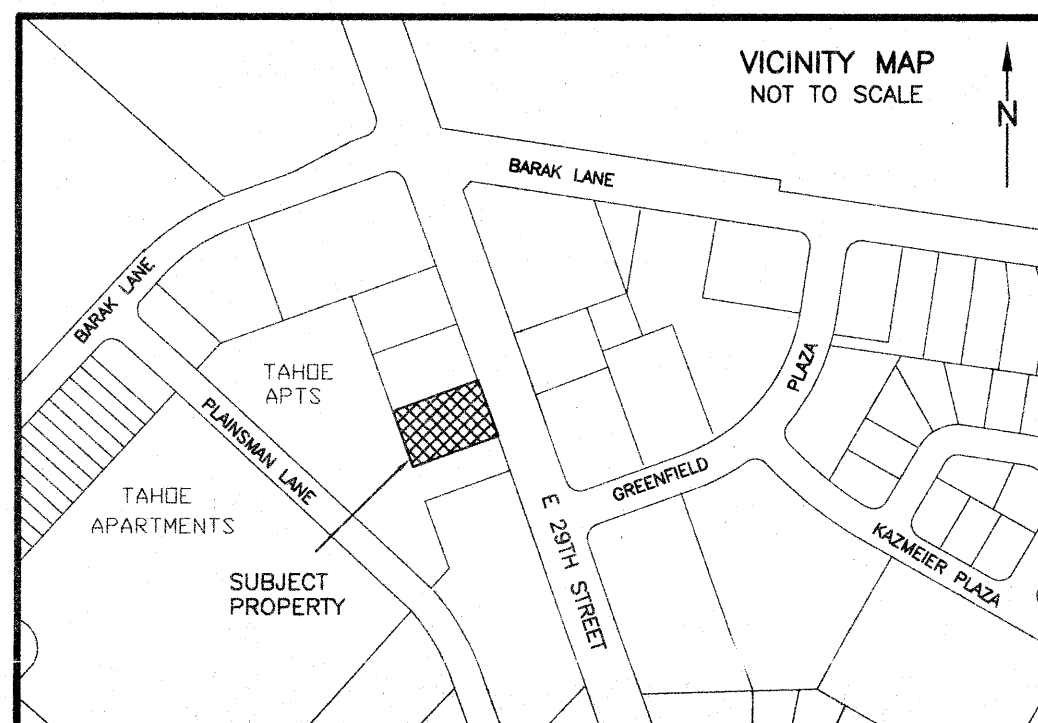
EXISTING 1 STORY METAL COMMERCIAL BUILDING
3514 E. 29TH STREET

LOT 1
0.344 AC.
14971 sq. ft.

LOT 1, BLOCK 1
TAHOE APARTMENTS
PLAT 503/195

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE
DEED CALL BEARING OF 1236/625.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED
FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS,
COMMUNITY PANEL NO. 48041C0134 C, DATED JULY 2, 1992.
3. SUBJECT PROPERTY IS CURRENTLY ZONED "R" - RETAIL.
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH
CITY OF BRYAN S.D.R.O.
5. CONTOURS SHOWN HEREON OVERLAID AND INTERPOLATED
FROM CITY OF BRYAN DIGITAL MAPS.
6. EXISTING BUILDING WAS BUILT BEFORE THE CURRENT BUILDING
SETBACK LINES WERE ESTABLISHED AND IS THEREFORE "GRANDFATHERED"
UNTIL SUCH TIME AS THE EXISTING STRUCTURE IS REMOVED. ANY
NEW STRUCTURE AND/OR IMPROVEMENTS WILL BE REQUIRED TO
MEET CURRENT CITY OF BRYAN ORDINANCES AND STANDARDS.

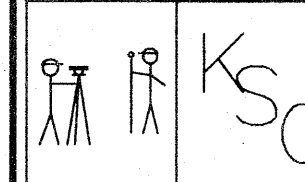


PRELIMINARY PLAN

OF
LOT 1

GestHand CAPITAL ADDITION

0.344 ACRES, RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 10 FEET
SURVEY DATE: 06-16-06
PLAT DATE: 07-17-06

JOB NUMBER: 06-488
CAD NAME: 06-488P
CR5 FILE: 06-358 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: GestHand CAPITAL, LLC
4705 ST. ANDREWS
COLLEGE STATION, TEXAS 77845
PHONE (979) 268-6882

Received

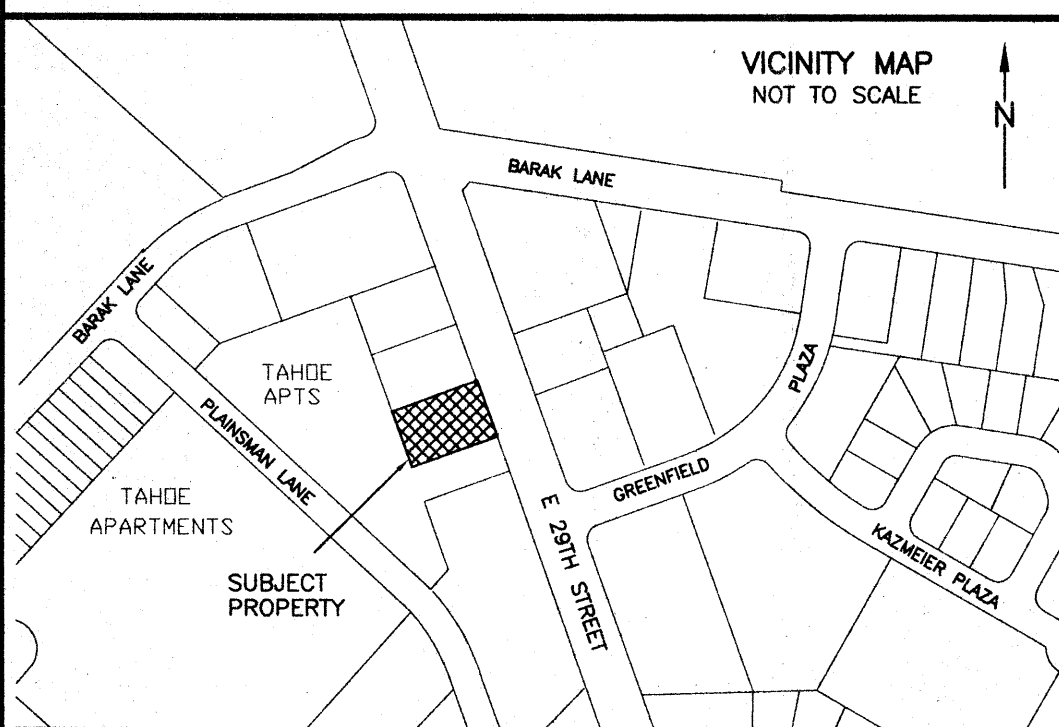
JUL 19 2006

Development & Engineering
Services



SCALE: 1" = 10'

10 0 10 20 30 Feet



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE DEED CALL BEARING OF 1236/625.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041G0134 C, DATED JULY 2, 1992.
3. SUBJECT PROPERTY IS CURRENTLY ZONED "R" - RETAIL.
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN S.D.R.O.

METES AND BOUNDS DESCRIPTION OF A 0.344 ACRE TRACT RICHARD CARTER LEAGUE, A-8 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND CALLED 0.345 ACRES AS DESCRIBED BY A DEED TO FAST COLOR, INC., RECORDED IN VOLUME 1826, PAGE 110 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE WESTERLY LINE OF E. 29TH STREET MARKING THE NORTHEAST CORNER OF SAID 0.345 ACRE TRACT AND THE SOUTHEAST CORNER OF ANOTHER CALLED 0.345 ACRE TRACT AS DESCRIBED BY A DEED TO JAMES C. BRUNSON AND WILLIAM O. BRUNSON RECORDED IN VOLUME 1236, PAGE 625 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 16° 13' 07" E ALONG THE WESTERLY LINE OF E. 29TH STREET FOR A DISTANCE OF 99.85 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID FIRST 0.345 ACRE TRACT AND A NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, TAHOE APARTMENTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 503, PAGE 195 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 73° 46' 00" W ALONG THE COMMON LINE OF SAID FIRST 0.345 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 150.09 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID FIRST 0.345 ACRE TRACT AND AN INTERIOR CORNER OF SAID LOT 1;

THENCE: N 16° 06' 31" W CONTINUING ALONG THE COMMON LINE OF SAID FIRST 0.345 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 99.76 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID FIRST AND SECOND CALLED 0.345 ACRE TRACTS;

THENCE: N 73° 44' 00" E ALONG THE COMMON LINE OF SAID 0.345 ACRE TRACTS FOR A DISTANCE OF 149.90 FEET TO THE POINT OF BEGINNING CONTAINING 0.344 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND JUNE 2006. THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF FIRST SAID 0.345 ACRE TRACT, 1826/110.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1, GestHand Capital Addition to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2006.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2006.

Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Planning Administrator, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 2006, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

POINT OF
BEGINNING
1/2 INCH IRON
ROD FOUND

N/F
JAMES C. BRUNSON AND
WILLIAM O. BRUNSON
0.345 ACRE TRACT
1236/625
(NOT PLATTED)

N 73°44'00" E 149.90'

1/2 INCH IRON
ROD FOUND

UTILITY EASEMENT
PLAT 503/195

N 16°06'31" W 99.76'

0.0213 AC. UTILITY
EASEMENT
501/771

1/2 INCH IRON
ROD FOUND

10' UTILITY EASEMENT
PLAT 503/195

LOT 1, BLOCK 1
TAHOE APARTMENTS
PLAT 503/195

S 73°46'00" W 150.09'

S 16°13'07" E 99.85'

E 29TH STREET
VARIABLE WIDTH R.O.W.
55.8' ASPHALT PAVEMENT

CITY OF BRYAN GPS
MONUMENT #49 BEARS:
S 30°48'43" E - 1724.27'

Received

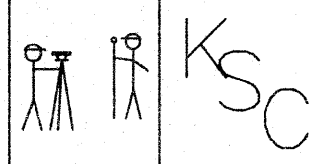
JUL 19 2006

Development & Engineering
Services

FINAL PLAT

OF
LOT 1

GestHand CAPITAL ADDITION
0.344 ACRES, RICHARD CATER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS

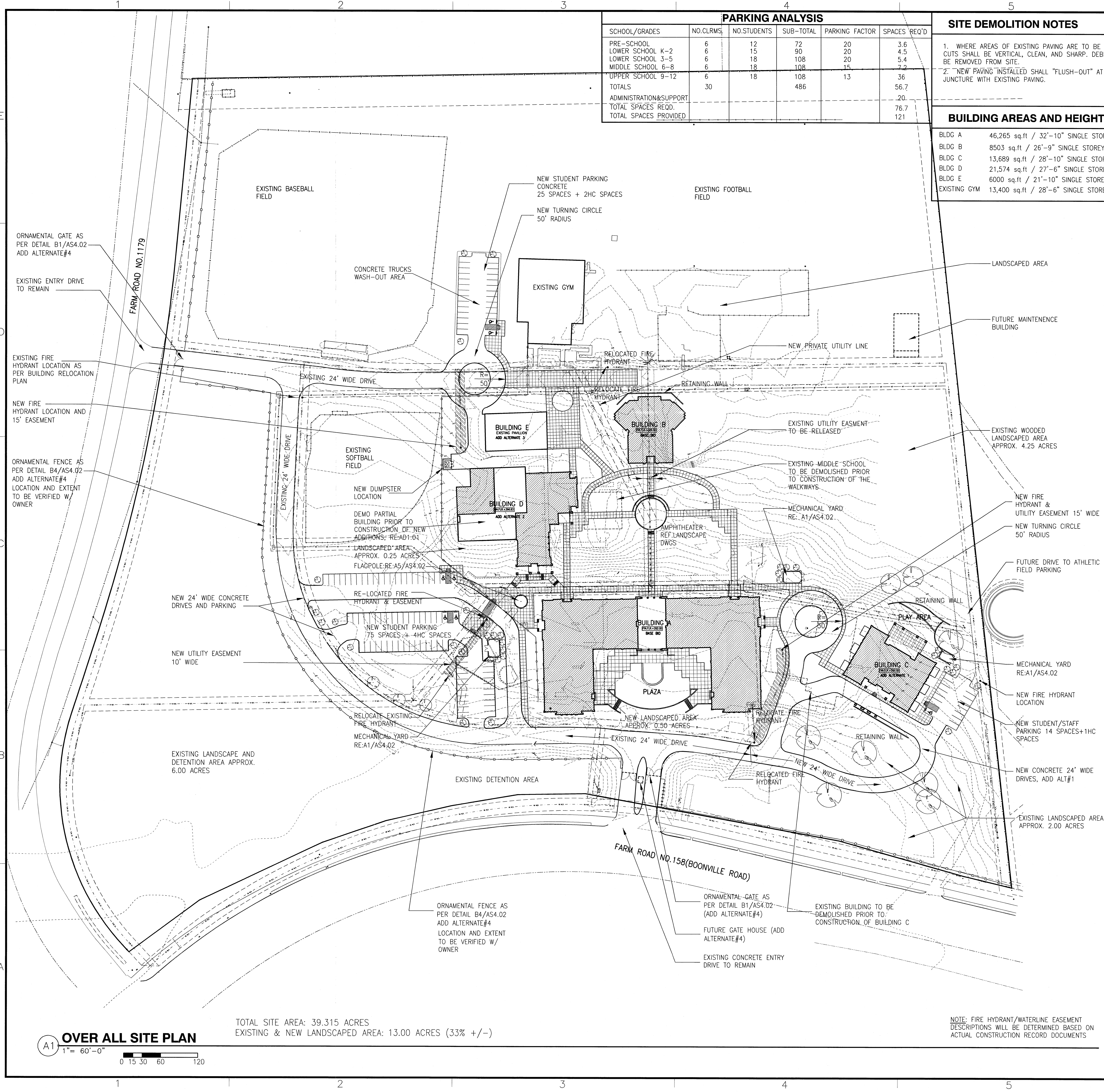


SCALE: 1 INCH = 10 FEET
SURVEY DATE: 06-16-06
PLAT DATE: 07-17-06

JOB NUMBER: 06-488
CAD NAME: 06-488F
CRS FILE: 06-358 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

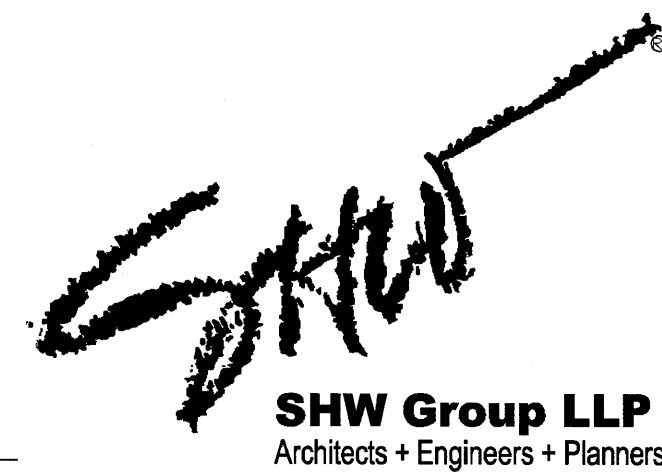
PREPARED FOR: GestHand CAPITAL, LLC
4705 ST. ANDREWS
COLLEGE STATION, TEXAS 77845
PHONE (979) 268-6882



OVER ALL SITE PLAN

TOTAL SITE AREA: 39.315 ACRES
EXISTING & NEW LANDSCAPED AREA: 13.00 ACRES (33% +/-)

1"= 60'-0"
0 15 30 60 120



Consultants:
CIVIL:
BROOKS & SPARKS, INC.
CONSULTING ENGINEERING
STRUCTURAL:
SHW Group LLP
Architects + Engineers + Planners
MEP:
DBR
FOOD SERVICE:
NAUD, BURNETT AND PARTNERS
LANDSCAPING:
NAUD, BURNETT AND PARTNERS

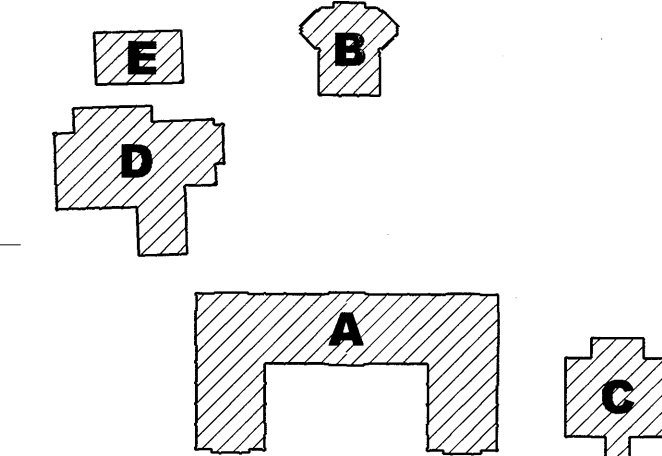
REVIEW DOCUMENTS
FOR
SITE PLAN APPROVAL ONLY
FOR INFORMATION ONLY,
NOT FOR CONSTRUCTION

ALLEN

BRYAN, TEXAS

Project Number: 4406.019.00
Drawing Date: 07/19/2006
Drawn: PMV
Checked: AA
Scale: AA
ACAD File: ALLA_AS102.dwg
© 2006 SHW Group LLP

Revisions:



KEY PLAN
Sheet Title:

OVERALL
SITE PLAN AND
DEMO PLAN

AS 1.02

Received
JUL 19 2006
Development & Engineering
Services

Jul 05, 2006 - 10:30am User: pmvas
Y:\Project Documents\Allen Academy\4406.019.00\04cd\ALLA_AS101.dwg

E
D
C
B
A

1 2 3 4 5 6

NEW FIRE HYDRANT
LOCATION AT EXISTING 8"
WATERLINE PER CITY OF
BRYAN STD DETAILS,
REF: CIVIL DWG
FOR DETAILS

RAISED LANDSCAPED
ISLANDS

COMPACTED RE-CLAIMED
ASPHALT PARKING AREA

TEMPORARY SILT FENCING
AROUND PARKING

STAFF & VISITORS PARKING TO
SERVE RELOCATED LOWER
SCHOOL AND LIBRARY
53 SPACES + 3HC SPACES

TEMPORARY DROP OFF
PROVIDE ACCESS OPENINGS
IN EXISTING FENCE AS
REQUIRED

PROVIDE TEMPORARY
WALKWAYS CONNECTING
RELOCATED BUILDINGS

EXISTING UTILITY
EASEMENTS

EXISTING PRE SCHOOL
TO REMAIN

EXISTING FIRE HYDRANT

EXISTING LOWER SCHOOL
TO BE RELOCATED TO
SOFTBALL FIELD AS SHOWN

TEMPORARY SILT FENCING

FARM ROAD NO. 158 (BOONVILLE ROAD)

EXISTING BASEBALL
FIELD

TEMPORARY
CONCRETE
WASHOUT AREA

EXISTING GYM

EXISTING GYM
TO REMAIN

EXISTING FIRE
HYDRANT

EXISTING PAVILLION

EXISTING ACTIVITIES
BLDG.

EXISTING
MIDDLE
SCHOOL

EXISTING PAVILLION TO
REMAIN
EXISTING ACTIVITIES BLDG.
TO REMAIN
EXISTING MIDDLE SCHOOL
TO REMAIN

EXISTING UTILITY
EASEMENTS

EXISTING
UPPER
SCHOOL

EXISTING UPPER SCHOOL
TO REMAIN

SITE RE-LOCATION GENERAL NOTES

1. FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING WORK.
2. OBTAIN AVAILABLE PLANS DEPICTING EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO SAID UTILITIES CAUSED BY CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. REPAIR/REPLACE ALL EXISTING SIDEWALKS AND PAVING TO REMAIN THAT ARE DAMAGED DUE TO CONSTRUCTION.
4. SOLID WASTE DISPOSAL TO REMAIN AS IS.
5. AT LEAST 48-HOURS PRIOR TO INSTALLATION OF FIRE HYDRANT, CONTACT THE CITY ENGINEERING DEPT. AT PH:209-5030

SITE NOTES LEGEND

- ① EXISTING ELECTRICAL PANEL
- ② 4" SANITARY DRAIN
- ③ 1 1/2" DOMESTIC WATER SERVICE ENTRY
- ④ 2" DOMESTIC WATER SERVICE ENTRY

VICINITY MAP



SITE INFORMATION

NAME: ALLEN RELOCATION
ADDRESS: 3201 BOONVILLE ROAD, BRYAN, TEXAS
LEGAL DESCRIPTION: LOT 1, BLOCK 1, SILVER OAK SUBDIVISION,
SECTION 1
SITE ACREAGE: 39.315 ACRES
ZONING: PLANNED DEVELOPMENT - MIXED USE DISTRICT

ALLEN

BRYAN, TEXAS

Project Number: 4406.019.00
Drawing Date: 06/12/2006
Drawn: PMV
Checked: AA
Scale:
ACAD File: ALLA_AS101.dwg
© 2006 SHW Group LLP

Revisions:

JUL 13 2006

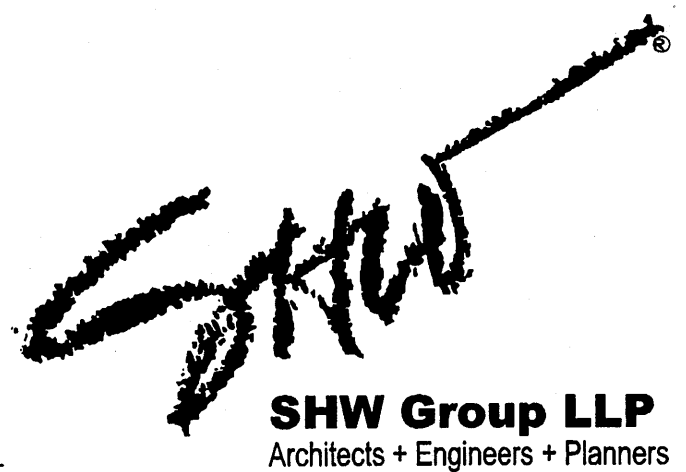
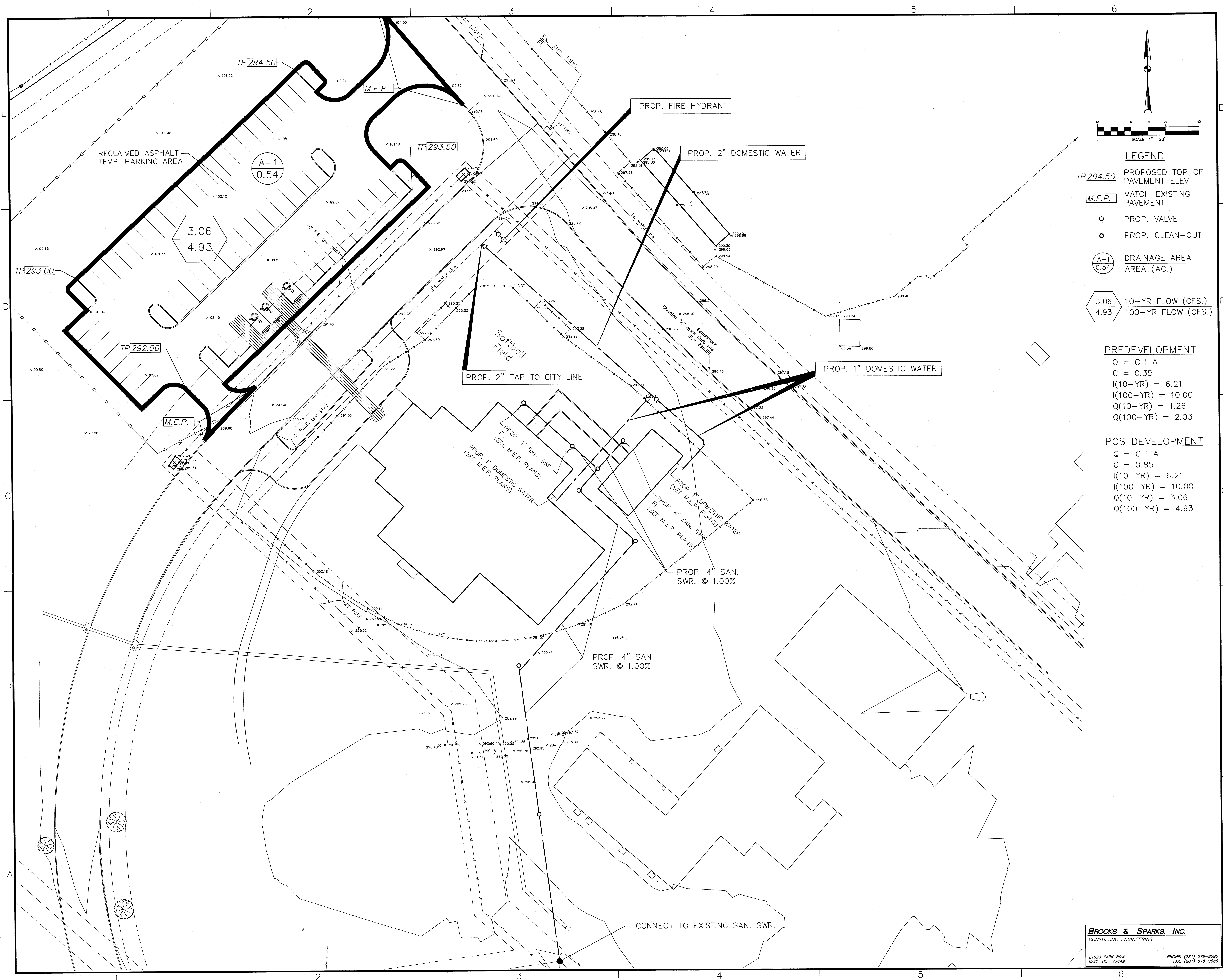
TRUE NORTH PLAN NORTH

Sheet Title:

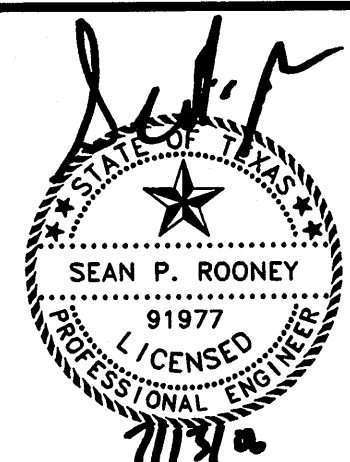
ALLEN SITE
RELOCATION
PLAN

AS 1.01

14 Jul 2006 9:40AM miles
F:\project\BROOK_SP\SHW\749097\CIVIL\Temp BLDG\749097GR.dwg
Includes Xref(s): XTopo.dwg; BDR.dwg; XSite-TempParking.dwg



Consultants:
CIVIL:
BROOKS & SPARKS, INC.
CONSULTING ENGINEERING
STRUCTURAL:
SHW Group LLP
Architects + Engineers + Planners
MEP:
DBR
ENGINEERING CONSULTANTS
FOOD SERVICE:
HILLMAN AND ASSOCIATES, INC.
FOODSERVICE FACILITIES CONSULTANTS
LANDSCAPING:
NAUD, BURNETT AND PARTNERS
LANDSCAPE ARCHITECTS + PLANNERS
development planning • feasibility studies

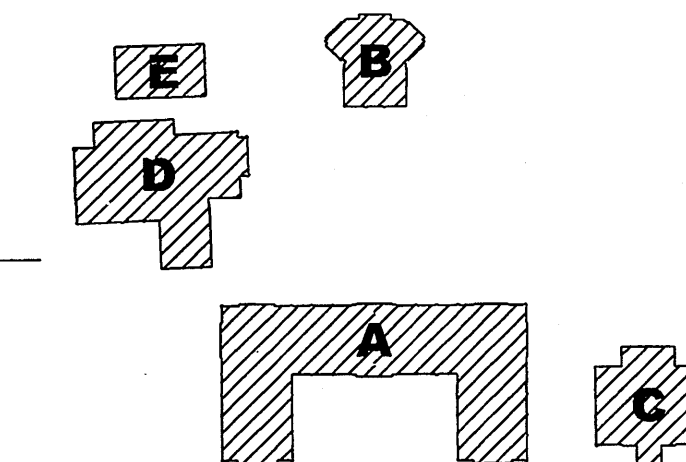


ALLEN

BRYAN, TEXAS

Project Number: 4406.019.00
Drawing Date: 07/11/2006
Drawn: TD
Checked: SPR
Scale: 1" = 20'
ACAD File:
© 2006 SHW Group LLP

Revisions:	



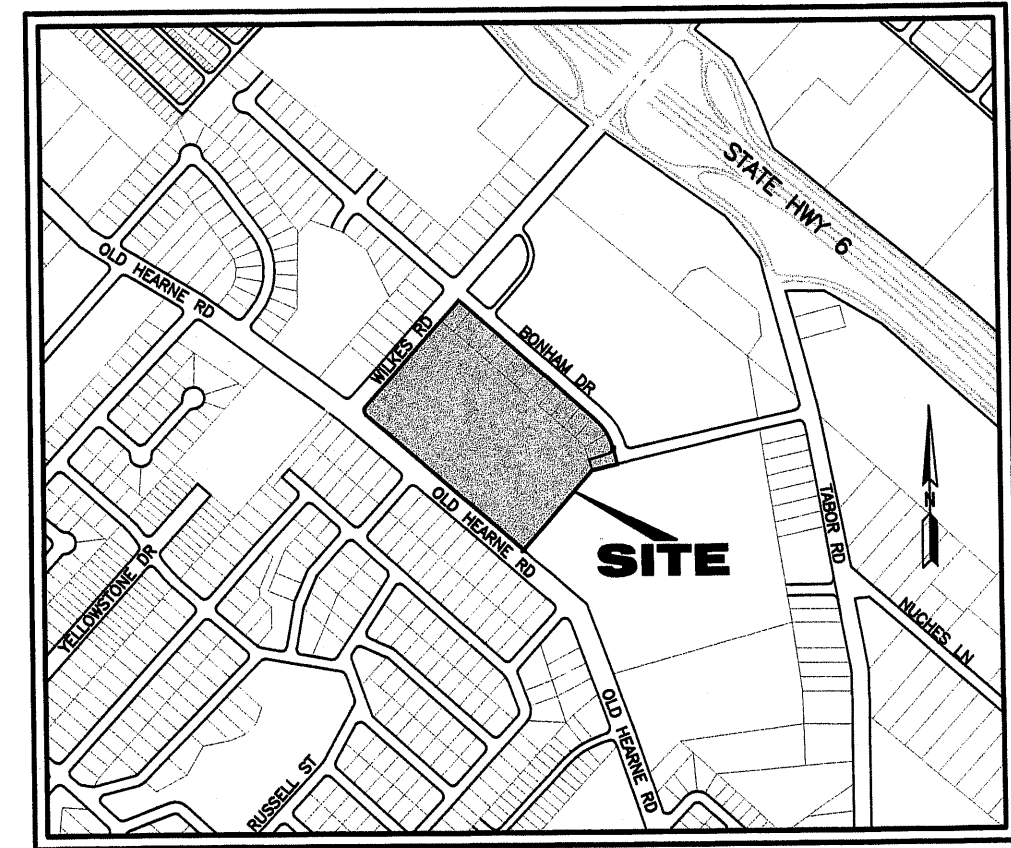
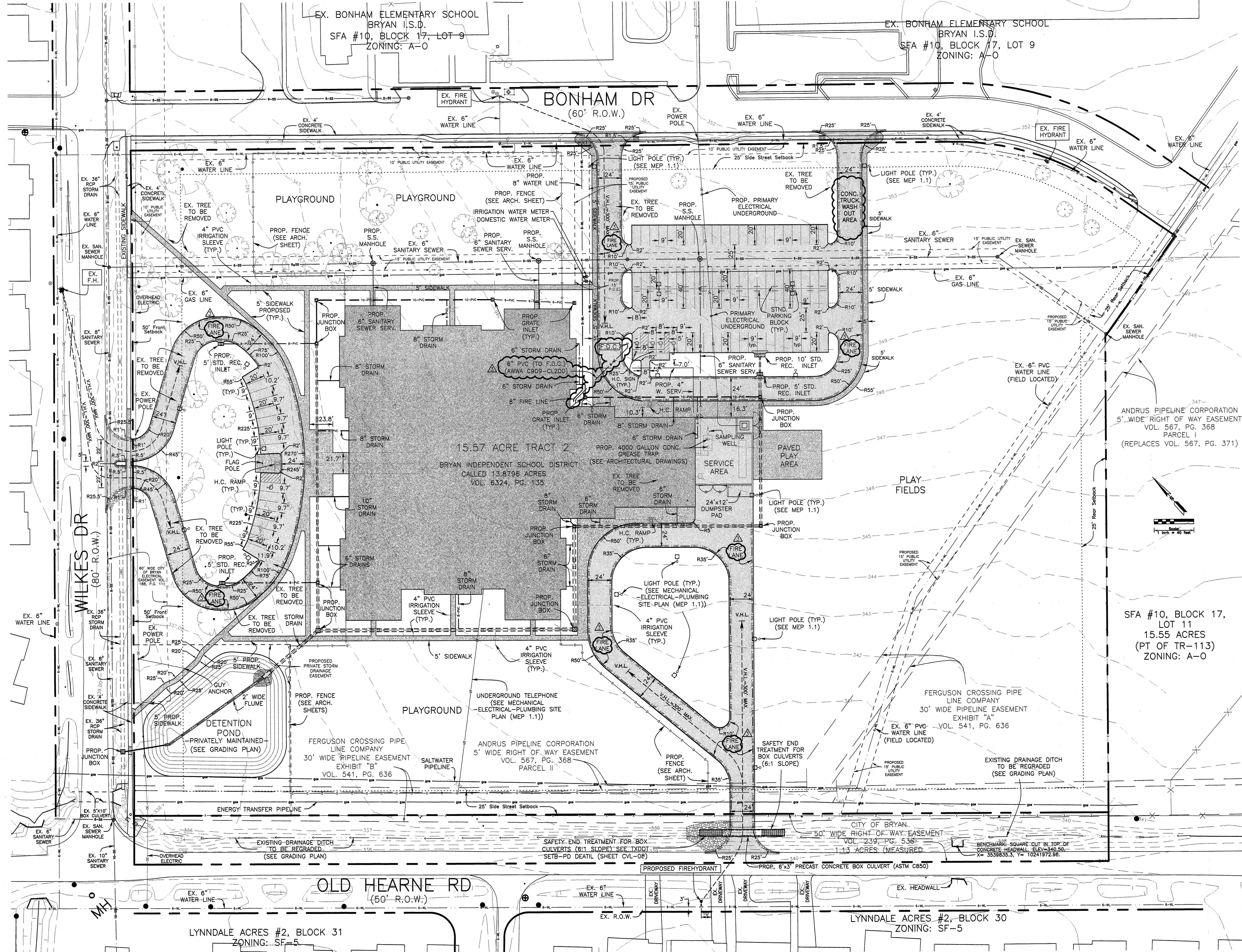
KEY PLAN (N15) TRUE NORTH PLAN NORTH

Sheet Title:
SITE WORK

BROOKS & SPARKS, INC.
CONSULTING ENGINEERING
21020 PARK ROW
KATY, TX. 77449
PHONE: (281) 578-9595
FAX: (281) 578-9686

C 2.01

BENCHMARK: SQUARE CUT IN TOP OF CONCRETE HEADWALL NORTHEAST OF OLD HEARNE ROAD. ELEV=340.50, X= 3539835.3, Y= 10241972.98.



VICINITY MAP
NOT TO SCALE
Received
JUL 19 2006
Development & Engineering Services

GENERAL CONSTRUCTION NOTES:

- It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
 - Contact Dig Toss @ 1-800-344-8377
 - Contact Kimberly Winn @ ONCOR, 774-2506
 - Contact Mike Lavender @ Cox Cable 846-2229
 - Contact Isabel Cantu @ BTU 821-5770
 - Contact Mitchell Gas @ 779-4460
 - Contact Union Pacific Resources @ 778-8525
- All construction shall be in accordance with the current City of Bryan Standard Specifications for Street Construction and City of Bryan Water and Sewer Specifications. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
- In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any substitution prior to construction. Requests for changes should include product information and an engineers seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractors requests.
- Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P. For general requirements, see Sheet CVL-08 for details.
- TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
- It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the City of Bryan Electrical Division and where applicable, Bryan Rural Electrical Department.
- All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
- The Contractor must provide construction staking from the information provide on these plans.
- All soil exposed by construction shall receive cellulose fiber mulch seeding.
- Trenches may be left open overnight if properly barricaded.
- Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
- The contractor shall coordinate with Texas Utilities, Cox Communications, BTU, and Verizon to adjust the location of Existing facilities.
- The contractor is responsible for traffic control. This is not a separate pay item.
- No spoil areas are available on this site.
- All RCP shall be Class III per ASTM C76. Where two pipes are parallel, one foot clear shall be required between the pipes.
- The Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The Contractor shall use all means necessary to prevent the occurrence of wind blown litter from the project site.
- Solid Waste Roll-off Boxes/Metal Dumpsters shall be supplied by City or City permitted contractor(s) only.

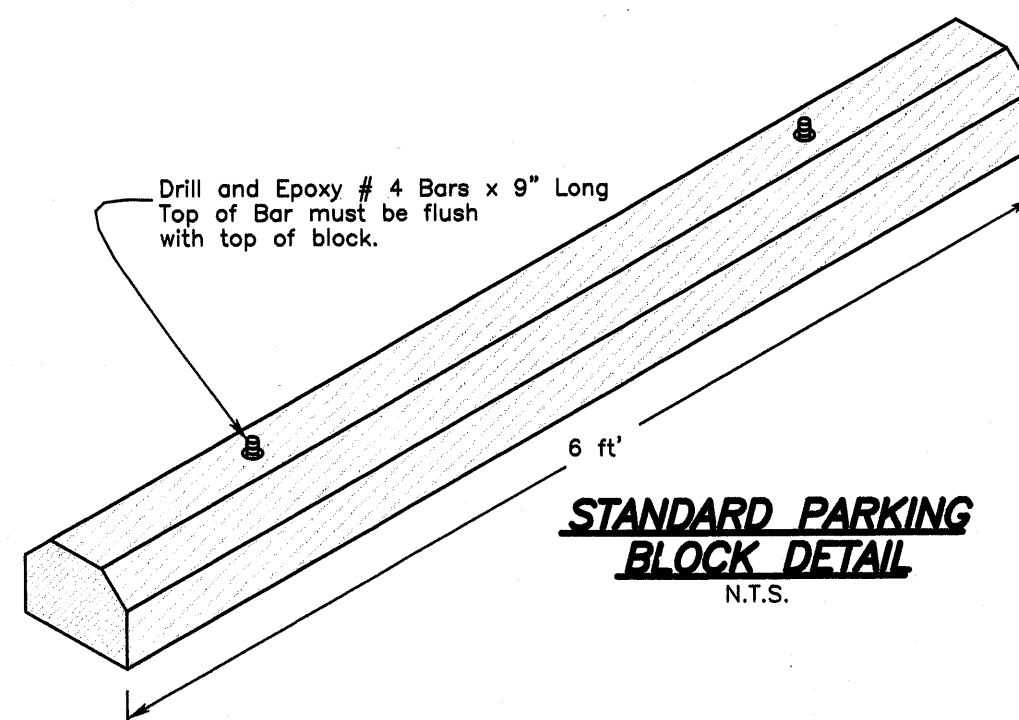
SITE PLAN NOTES:

- Name of Project: Bonham Elementary School
- Legal Description: Siegert Subdivision Sec. 2, Phase 1, Block 1, lots 1-15 & SFA #10, Block 17, part of Lot 11 (12.75 Acre tract)
- Owner: Bryan Independent School District (BISD)
101 N. Texas Ave
Bryan, Texas 77803-5315
- Civil Engineer: Mitchell & Morgan, L.L.P.
511 University Drive East, Suite 204
College Station, Texas 77840
(979) 260-6963
- Zoning: A-0 (Agricultural Open) & SF-5 (Single Family 5000)
- Existing Use: Vacant Proposed Use: Institutional
- Setbacks: Per City of Bryan Ordinances
- Site Area: 15.57 acres

No portion of this site lies within the 100-year floodplain per FEMA's Flood Insurance Rate Map panel 48041C0131C. Effective date: July 2, 1992.

PARKING REQUIREMENTS:

SITE USE: ELEMENTARY SCHOOL
PARKING REQUIREMENTS: 1 SPACE/20 STUDENTS
MAX. STUDENTS= 650 STUDENTS 650/20=32.50
MINIMUM PARKING SPACES REQUIRED: 33 SPACES
TOTAL PARKING SPACES PROVIDED: 104 SPACES
(INCLUDED 5 H.C. ACCESSIBLE PARKING SPACES)



NORTH
SCALE: 1"=40'

REVISIONS		
ADDENDUM #3	PER CITY COMMENTS	06/06/18
FDC & FIRE LANE LOCATION	06/28/08	

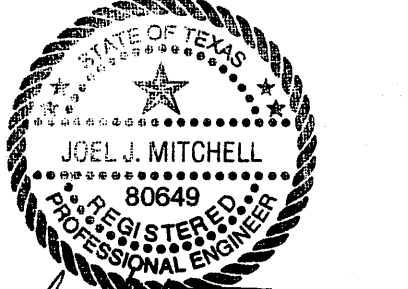
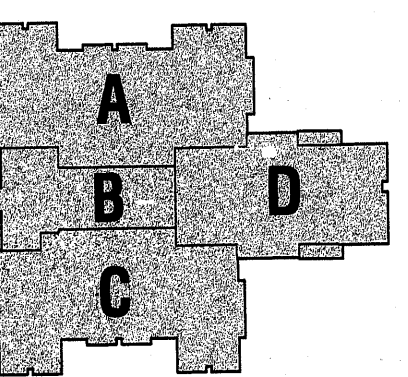
1-979-260-6963
F. 979-260-3564
511 UNIVERSITY DRIVE EAST
COLLEGE STATION, TX 77840
PLAN & DESIGN SPECIALISTS IN
CIVIL, ENGINEERING & ARCHITECTURE
HYDROLOGY & UTILITIES & STREETS
SITE PLANS & SUBDIVISIONS
www.mitchellandmorgan.com

MITCHELL & MORGAN
Civil Engineer

SITE PLAN

CVL01

Bonham Elementary School
Bryan Independent School District



OWNERSHIP OF DOCUMENTS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SBW ARCHITECTS, INC., AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF SBW ARCHITECTS, INC. ©2006



SBW Architects, Inc.
3040 Post Oak Boulevard, Suite 1220
Houston, Texas 77056
(713) 622-1448

Received
JUL 19 2006
Development & Engineering Services

FIRE LANE
DESIGNATED
PARKING
ONLY

All curbs and curb ends designated as firelanes on plans shall be painted red with "4" (four inch) white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". Wording may not be spaced for than fifteen (15) feet apart.

* 8" (eight inch) high of stripe and white lettering are painted on surface of pavement.

FIRE LANE STRIPING

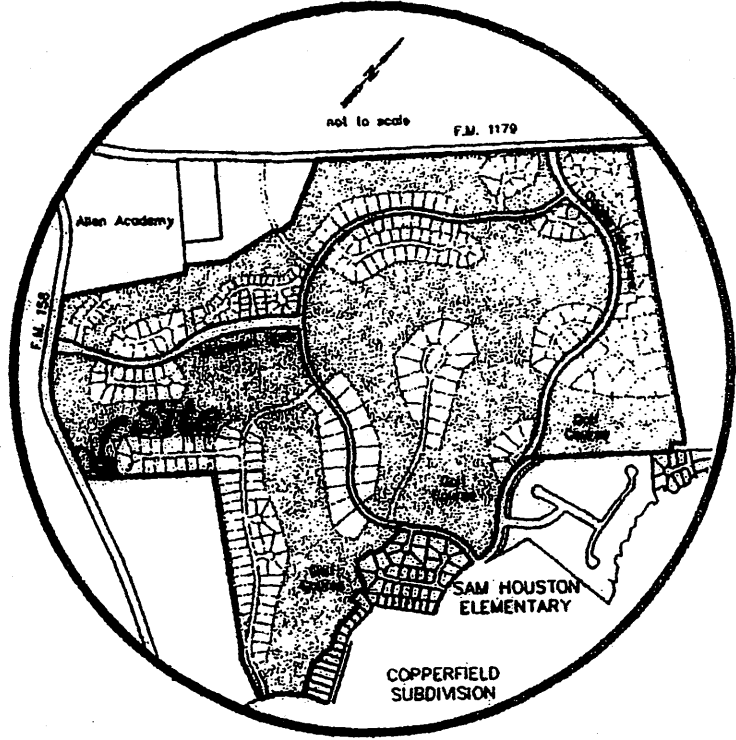
18" x 12" See Ordinance for additional information

FIRE LANE SIGN

Byron, Texas, Suburban
 685.189 Acres for the City of Byron
 685.189 Acres, No. 28 located 1.2 miles northeast
 of the FM 1179 and FM 158 intersection.
 Section 333.83 (NGVD 1929)

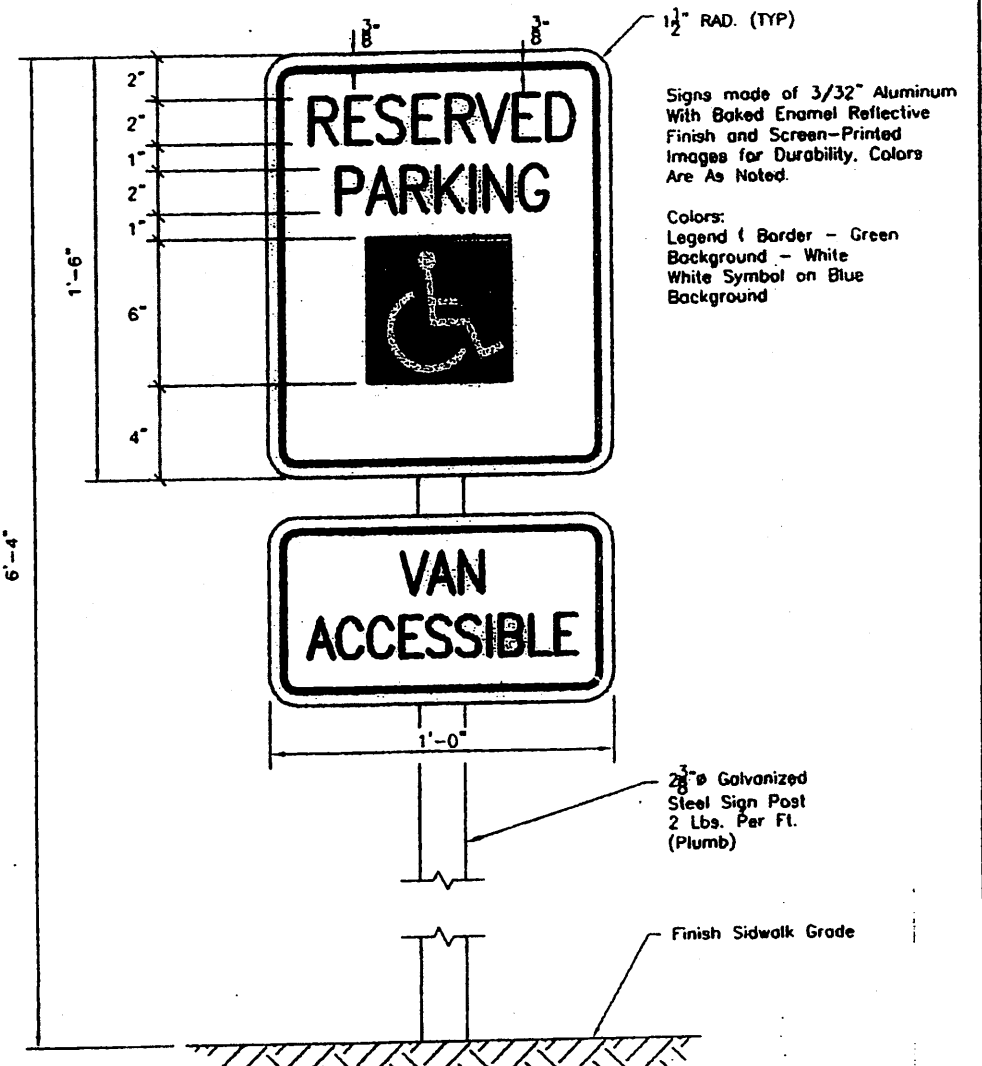
3°09'22"
 PROJECT NORTH
 TRUE NORTH
 Scale: 1" = 40'

- GENERAL NOTES:**
1. CURRENT ZONING: PD-M (PLANNED DEVELOPMENT - MIXED)
 2. EXISTING LAND USE: PASTURE LAND
 3. According to Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 48041C0134 C, effective July 2, 1992, this property is located in a Zone "X" area which is determined to be outside the 500-year flood plain. On-site storm water detention/retention is planned with this development and will be maintained by the Owner.
 4. BASIS OF BEARINGS: Bearings are based on the system found in the various recorded plats of "Copperfield" Subdivision.
 5. Gross Square Footage:
 Building "B" = 2,100 sf. Building "C" = 2,850 sf.
 6. Parking Analysis:
 No parking required
 7. Landscape Statement: Landscape analysis is located on this sheet.
 8. See Sheet 1 for Grading & Drainage Plan
 9. Building is not plumbed with water.
 10. The contractor shall be responsible for the containment of all liquid and solid waste associated with this project.



Location Map

- SIGN INSTALLATION NOTES:**
1. All signs shall be posted on 8'-6", 2-3/8" outside diameter Galvanized Steel Pipe Signposts that weigh two (2) pounds per linear foot. These signposts shall be placed a minimum of 2.5 to 3.0 feet into the ground in a dug or drilled one-foot diameter hole. The signpost shall be placed vertically plumb in the center of the hole and secured with a minimum of two (2) sacks of sackrete. The concrete mix shall be hand tamped as necessary.
 2. The signs shall be installed so that the bottom of each sign shall be at least four (4) feet above the ground at the base of the signpost or above an adjacent travelway. All traffic signposts shall be installed 24 inches from the travelway. Handicapped Parking Signs shall be installed 12" from the travelway or sidewalk.
 3. The hardware used to attach the signs to the signposts shall be the same as that currently used by the City of Byron.
- STRIPING NOTES:**
1. Contractor shall be responsible for the "layout" of the striping plan in the field and stripe as shown on this sheet. All markings shall be white.
 2. All paint, glass beads and application rates shall conform to TxDOT Item 606, Reflectized Pavement Markings, Type II Marking Materials.
 3. All Parking Space Limit Lines shall be solid white lines 6" wide.
 4. All marking/striping shall conform to current specifications of the Texas Manual on Uniform Traffic Control Devices and the TEXAS ACCESSIBILITY STANDARDS (TAS) of the Architectural Barriers Act [Article 9102, Texas Civil Statutes] from the Texas Department of Licensing and Regulation.



HANDICAPPED PARKING SIGN
 (R7-8 PER M.U.T.C.D.)

Legend

- - - - - Easement Line
- - - - - Proposed Sewerline
- - - - - Site Boundary Line
- - - - - Prop. Waterline & Fire Hydrant
- - - - - Existing Contours
- - - - - Existing Electric Line
- - - - - Existing 18" Water Line
- - - - - Existing Telephone Cables
- - - - - Existing Wood Fence
- - - - - Direction of Traffic Flow
- - - - - Direction of Drainage Flow
- - - - - GTE Manhole
- - - - - Guy Anchor
- - - - - Power Pole
- - - - - Fire Hydrant
- - - - - Telephone Pedestal
- - - - - Water Valve

Received
 JUL 19 2006

Development & Engineering
 Services

SITE PLAN

MIRAMONT MAINTENANCE BUILDING

527.12 ACRE DEVELOPMENT

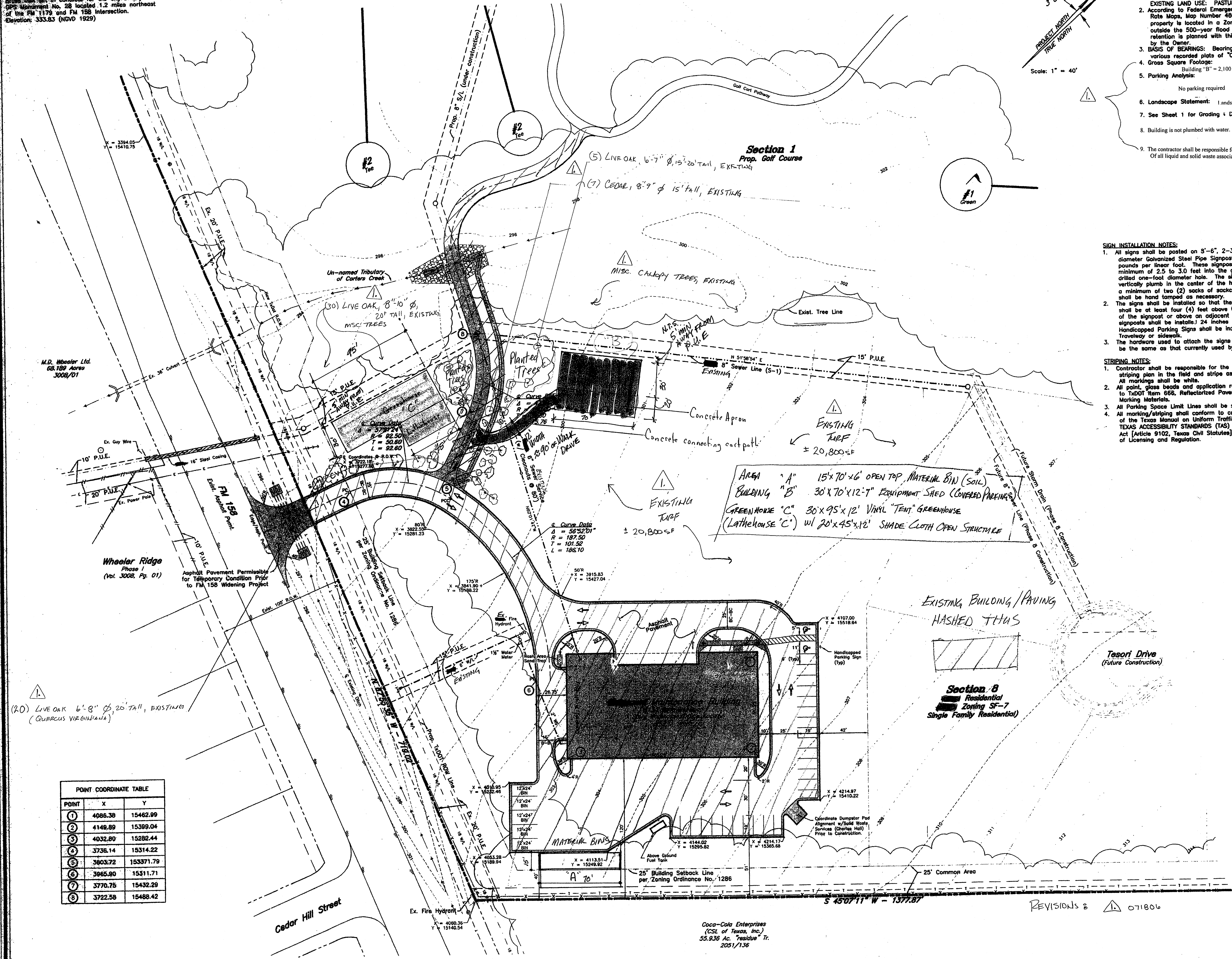
J.W. SCOTT LEAGUE, A-49
 J. AUSTIN LEAGUE, A-2
 BRYAN, BRAZOS COUNTY, TEXAS

APRIL 2006
 SCALE: 1" = 40'



Owner:
 ADAM DEVELOPMENT PROPERTIES, L.P.
 1111 BRIMCREST DRIVE
 BRYAN, TEXAS 77801-1111

1640 BRIMCREST DRIVE, SUITE 125 • BRYAN, TEXAS 77802
 P.O. BOX 3787 • BRYAN, TEXAS 77805-3787
 979-268-5520 • FAX 979-268-6022



Coca-Cola Enterprises
 (CSL of Texas, Inc.)
 55.936 Ac. "Residue" Tr.
 2051/136

REVISIONS: 071806

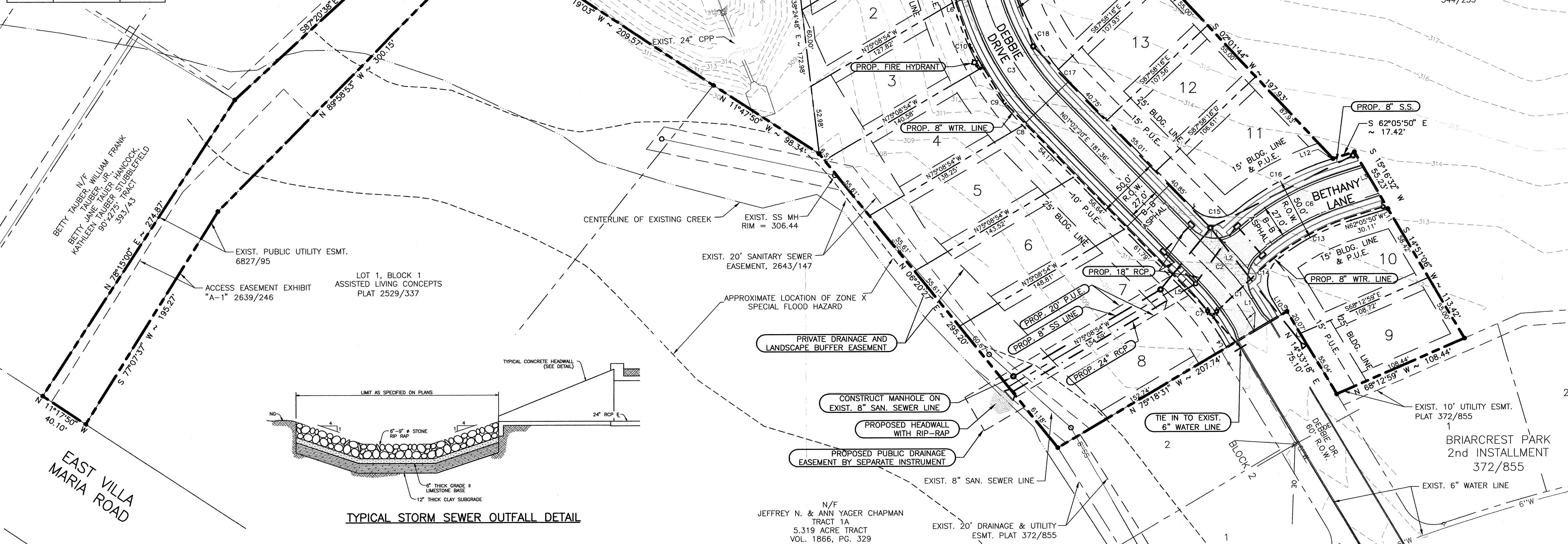
NOTES:

1. BASIS OF BEARINGS IS THE MONUMENT WEST PROPERTY LINE OF THE GENERAL MAIL ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 1041, PAGE 249, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. PORTIONS OF THE SUBJECT TRACT LIES WITHIN ZONE X (AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041C0134 C, PANEL NO. 134, EFFECTIVE DATE: JULY 2, 1992.
3. ALL BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH CHAPTER 62, LAND AND SITE DEVELOPMENT ORDINANCE OF THE CITY OF BRYAN CODE OF ORDINANCES.
4. PARKLAND DEDICATION REQUIREMENTS WILL BE SATISFIED THROUGH CASH PAYMENT ACCORDING TO ORDINANCE NO. 690.
5. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

0 80 120 160
SCALE: 1" = 80'

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C1	43.54'	200.00'	12°28'28"	21.86'	N08°19'38"E	43.48'
C2	3.67'	200.00'	1°03'04"	1.83'	N01°33'52"E	3.67'
C3	90.80'	200.00'	28°00'44"	46.20'	S14°02'42"W	90.02'
C4	47.42'	200.00'	13°35'00"	23.82'	N20°15'34"E	47.30'
C5	98.37'	200.00'	28°10'48"	50.20'	S27°33'28"W	97.38'
C6	90.10'	200.00'	25°48'45"	45.83'	N75°00'13"W	89.34'
C7	41.31'	175.00'	13°31'32"	20.75'	N07°48'06"E	41.22'
C8	2.47'	225.00'	0°37'44"	1.23'	S01°21'12"W	2.47'
C9	55.48'	225.00'	14°07'18"	27.87'	S08°43'43"W	55.32'
C10	44.22'	225.00'	11°15'42"	22.18'	S21°29'13"W	44.15'
C11	106.39'	225.00'	27°04'51"	54.21'	S27°44'09"W	105.40'
C12	39.16'	176.24'	12°43'55"	19.66'	N20°39'45"E	39.08'
C13	62.42'	175.00'	20°26'07"	31.54'	N72°18'54"W	62.09'
C14	36.17'	25.00'	82°54'11"	22.08'	S56°00'57"W	33.10'
C15	36.97'	25.00'	84°44'16"	22.80'	S41°19'48"E	33.70'
C16	84.83'	225.00'	21°36'06"	42.92'	N72°53'53"W	84.33'
C17	14.26'	175.00'	4°40'13"	7.14'	S03°22'27"W	14.26'
C18	65.19'	175.00'	21°20'31"	32.97'	S16°22'49"W	64.81'
C19	16.73'	225.00'	4°15'34"	8.37'	N24°55'17"E	16.72'
C20	33.63'	225.00'	8°33'46"	16.84'	N18°30'38"E	33.59'
C21	82.14'	175.14'	26°52'16"	41.84'	S27°40'12"W	81.39'

LINE	BEARING	DISTANCE
L1	N14°33'52"E	10.71'
L2	S87°54'36"E	30.78'
L3	S62°05'50"E	24.51'
L4	N14°33'52"E	10.66'
L5	N01°02'20"E	8.77'
L6	N27°03'04"E	11.39'
L7	N27°03'04"E	8.77'
L8	N41°40'13"E	1.58'
L9	S79°18'31"E	5.00'
L10	S14°33'52"W	14.19'
L11	N15°16'32"E	3.99'
L12	S62°05'50"E	1.49'
L13	S27°03'04"W	5.85'
L14	S41°37'06"W	1.46'



REV	DATE	BY	APP	COMMENT

PREPARED FOR: BURTON CREEK DEVELOPMENT, L.L.C.
 SCALE: DATE: JUNE, 2006
 DRAWN BY: SWW
 PROJECT MANAGER: BRETT A. MCGULLY, P.E.

Bleyl & Associates
 Project Engineering & Management
 1732 BROADMOOR, STE. 210
 BRYAN, TEXAS 77802
 (979) 268-1125 PHONE
 (979) 260-3849 FAX

PRELIMINARY PLAN
PHASE 1
LOT 1 - 18

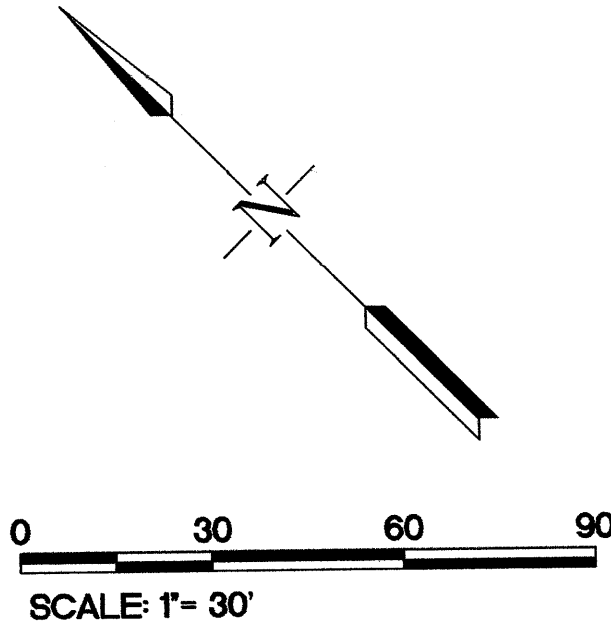
BRIAR MEADOWS CREEK
 8.068 ACRES OF LAND
 IN THE JOHN AUSTIN SURVEY, A-2
 BRYAN, TEXAS

Received
 JUL 19 2006
 Development & Engineering

PROJECT NUMBER
7036

FILE NAME: 7036-PRELIM-01

SHEET:
 1 OF 1



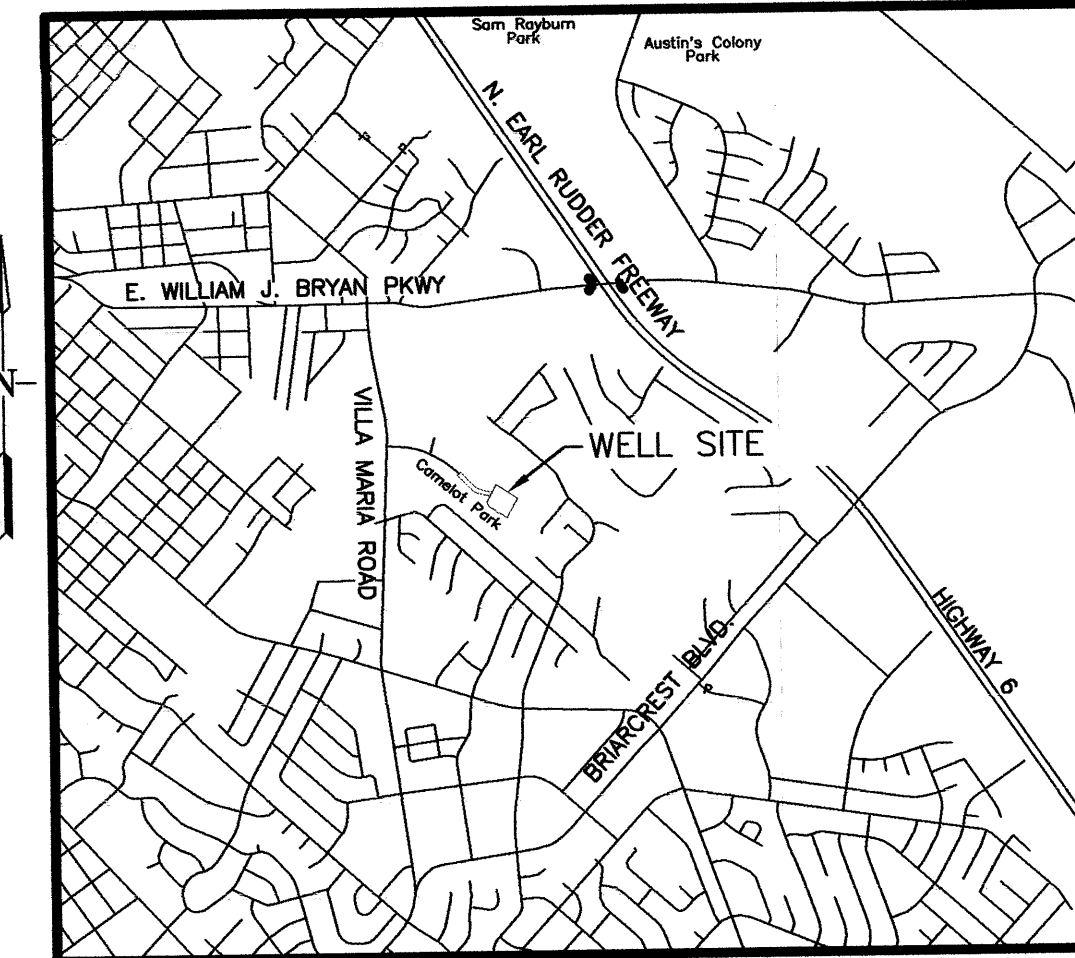
GENERAL NOTES:

5/8" INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE LAND AND SITE DEVELOPMENT REVIEW ORDINANCE.

** PIPELINE EASEMENTS SHOWN HEREON ARE APPROXIMATE IN LOCATION BASED ON PIPELINE RISERS FOUND ON SITE. EXACT LOCATION TO BE DETERMINED UPON ON-THE-GROUND LOCATION OF PIPELINES.



VICINITY MAP
NOT TO SCALE

NOW OR FORMERLY
BURTON CREEK DEVELOPMENT, LTD.
20.186 ACRE TRACT TRACT ONE,
7015/33

LOT 1
1.66 ACRES

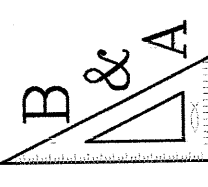
EXIST. 50' ACCESS EASEMENT
EXHIBIT "C"
7015/33

NOW OR FORMERLY
BURTON CREEK DEVELOPMENT, LTD.
20.186 ACRE TRACT TRACT ONE,
7015/33

REV	DATE	BY	APP	COMMENT

PREPARED FOR:
BURTON CREEK
DEVELOPMENT, LTD.
P.O. BOX 6345
BRYAN, TX. 77805-6345

SCALE:
DATE: JUNE, 2006
DRAWN BY: SWM
PROJECT MANAGER: BRETT A. MCCULLY, P.E.

**Bleyl & Associates**
Project Engineering & Management
2251 N. LOOP 336 W
CONROE, TEXAS 77304
(936) 441-7833 PHONE
(936) 260-3849 FAX

PRELIMINARY PLAN

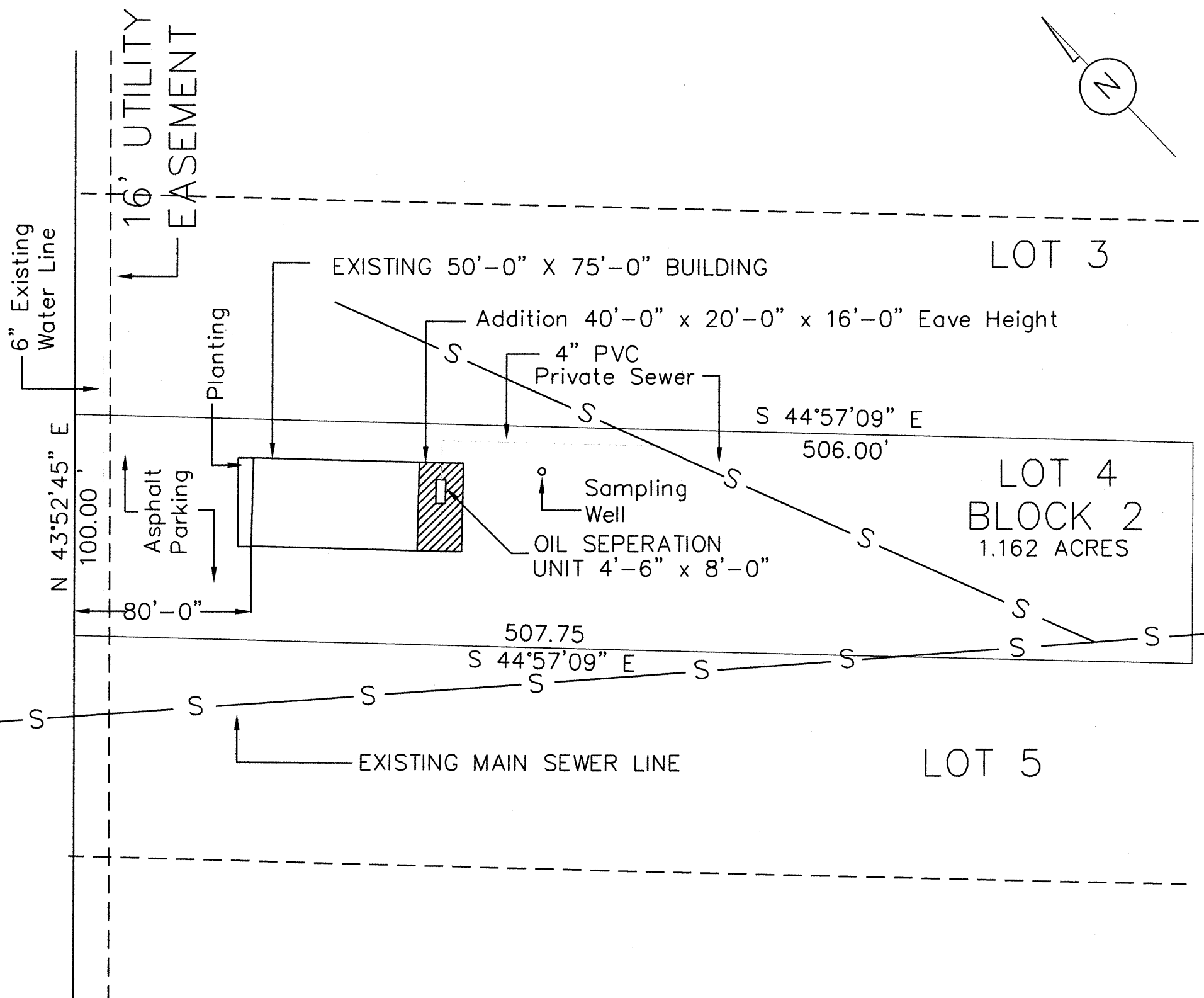
CHAPMAN WELL SITE
1.66 ACRES, JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS



Received
JUL 19 2006
Development & Engineering
Services

PROJECT NUMBER
7031
FILE NAME: 7031-WS-PRELIM-01
SHEET:
1 OF 1

COLSON ROAD



The Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of wind blow litter from the project site.

Received

JUL 19 2006

Development & Engineering
Services

No.	Revision/Issue	Date

Firm Name and Address
3601 COLSON RD
BRYAN, TX

Project Name and Address
LIBERTY METAL BUILDINGS
5807 STALLION RIDGE
COLLEGE STATION, TEXAS
77875
PHONE: 979-693-4597
FAX: 979-693-7624

Project	LMB-02	Sheet	A
Date	05/05/06	Scale	
Scale	NTS		